

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2022-44-BOZ

Applicant: Kinchen Funeral Home, Inc. - Eric M. Singleton
Location: 1011 North Saint Antione Street
Variance Request: Variance of the maximum setback, frontage buildout and landscaping, buffer & screening requirements in a CM-1 (Commercial Mixed) Zoning District.
LDC Art., Sec., No.: Article 2 Districts, 89-14 Commercial Mixed (b) 5 & 6
Article 3 Development Standards, 89-36 Landscaping, Buffers & Screening (d) & (g)(3)

Summary of Request:

The subject property is located on the southwest corner of North Saint Antoine Street and West Gilman Road. The property owner first submitted a commercial building application in 2016 for the addition of a new chapel, a new garage with an embalming room and an extension of the parking lot at Kinchen Funeral Home, originally constructed in 1997. Due to the dimensional and development standards at the time of application, multiple variances were required prior to UDC approval.

The Board of Zoning Adjustment approved a waiver of the maximum building setback and minimum frontage buildout regulations for all existing and new structures and a variance of the parking space limit regulations with the condition that the project be completed as shown on the submitted site plan, including proposed landscaping.

The applicant did not immediately start construction, causing a need to resubmit for a second building permit in 2020. The 2020 permit was allowed a partial approval for all scopes of work that were included in the previous variance. However, the most recent revision to this application, June 2022, proposed a new driveway including a 24' x 24' (576 sf) canopy in place of the initially proposed chapel, a lesser (allowable) parking addition and a modification to the landscaping, only illustrating the existing/mature plantings. The following variances will be required prior to final approval for the LDC departmental review for this project:

1. A variance of the maximum setback for all existing structures and all new structures.
2. A variance of the minimum building frontage.
3. A variance of the 10-foot B buffer along North Saint Antione Street.
4. A variance of the 15-foot D buffer along the left property boundary.
5. A variance of the parking lot landscaping requirements.

Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



1011 N Saint Antoine Street

0 200 400 800 Feet



1011 N Saint Antoine Street



0 75 150 300 Feet

CM-1

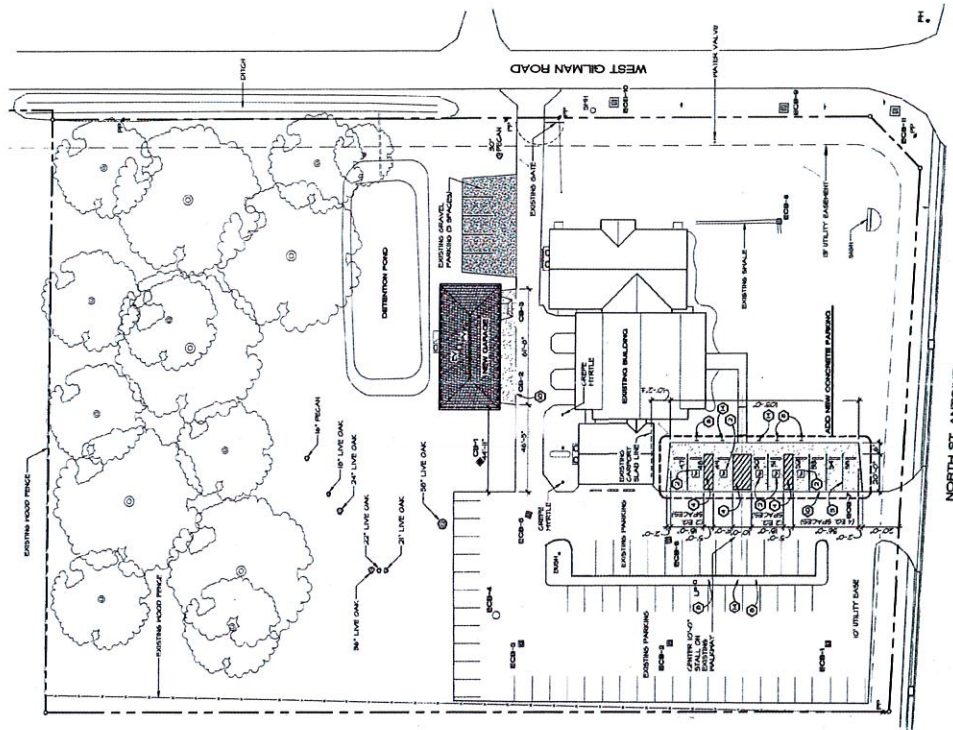
1011 NORTH ST. ANTOINE ST.
LAFAYETTE, LOUISIANA 70501



- [illegible]

NOTE GENERAL NOTES AND KEYNOTES:

1. CONSIDER IN ORDER FROM TOP TO THE SHEET WITH ALL OTHERS.
2. DISCUSS EACH ITEM IN ORDER.
3. PAPERWORK SHOULD BE COMPLETED BY 3:30 PM ON FRIDAY.
4. PAPERWORK FOR ITEMS SHOULD BE 4" X 6" IN SIZE OF THE CENTER OF THE SHEET. THE TOP OF THE SHEET SHOULD BE TELLING YOUR REASON FOR REQUESTING THE ITEM.
5. LIST ALL OF THE LINES AT THE BOTTOM OF THE SHEET IN ORDER.
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NORTH ST. ANTOINE



SITE PLAN
SCALE 1" = 30'-0"

58 EXISTING PARKING SPACES
11 NEW PARKING SPACES INSIDE GARAGE • ADA PARKING SPACES
69 PARKING SPACES SHOWN



the author, drawings, and photographs and any other material that may be required to complete the design and construction of the proposed system. The author shall retain the property of the design and shall remain the proprietor of the characteristics and no part thereof shall, in whole or in part, be used, copied, or reproduced for the purpose of selling or offering to sell or for the construction of similar or identical systems without the express written consent of the author. The author shall be held responsible for the design and construction of the proposed system and shall be held responsible for the design and construction of the proposed system and shall be held responsible for the design and construction of the proposed system.

KINCHEN FUNERAL HOME
RENOVATION AND ADDITIONS TO
1011 NORTH SAINT ANTOINE ST
LAFAYETTE, LOUISIANA

| No. | Date | Description |
|-----|------------|-----------------|
| 1 | 04/07/2018 | CLEINT MEE TRNG |
| 2 | 04/28/2018 | CLEINT MEE TRNG |
| 3 | 06/29/2018 | FINAL |



KASIdesigns, P. C.
ARCHITECTURE • CONSULTING • DESIGN SERVICES
702 INLAND DRIVE
CARLAND, IA 51104
PHONE: 773-617-7636
FAX: 781-489-9100
EMAIL: MUSCOTT1@SBCGLOBAL.NET

COVER

[illegible]

1" LIVE OAK

58" LIVE OAK

CB-1
44'-11"

CB-2

61'-8"

CB-3

EXISTING GRAVEL
PARKING (5 SPACES)

30"
PECAN

CB-5

CREPE
MYRTLE

CREPE
MYRTLE

EXISTING GATE

PARKING

EXISTING
CARPORT
SLAB LINE

EXISTING BUILDING

NEW DRIVEWAY

ECB-10

WEST GILMAN ROAD

EXISTING SWALE

ECB-8

ECB-9

15' UTILITY EASEMENT

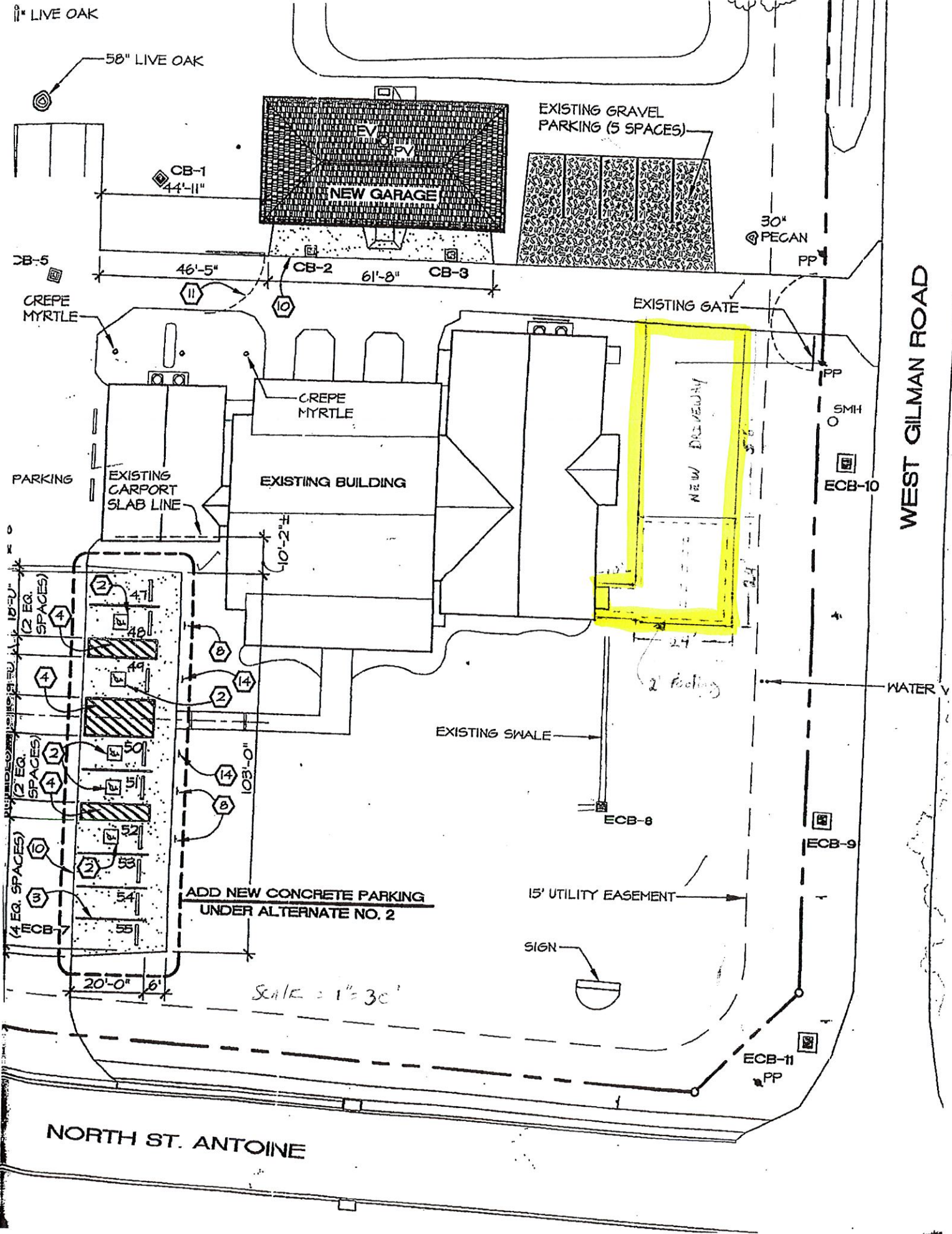
SIGN

ECB-11

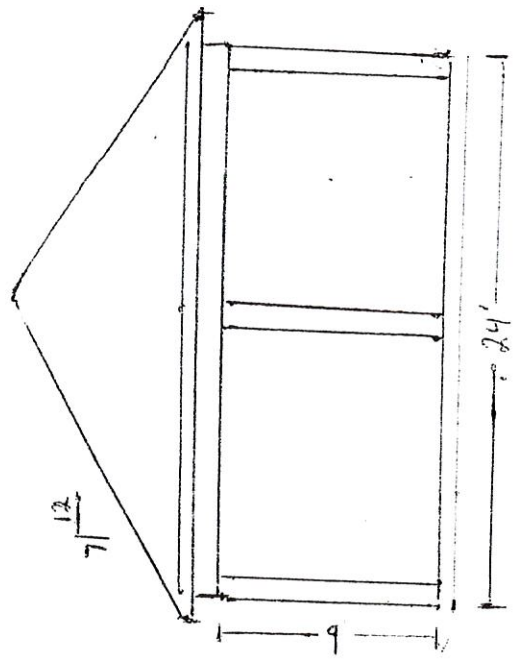
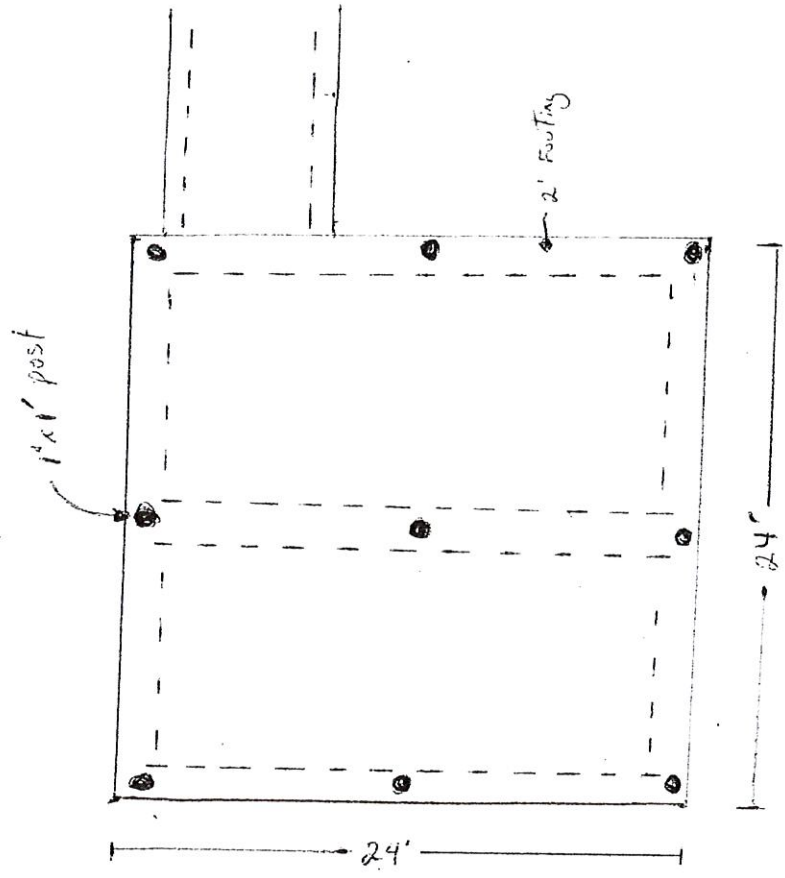
ADD NEW CONCRETE PARKING
UNDER ALTERNATE NO. 2

SCALE = 1" = 30'

NORTH ST. ANTOINE



Exit Existing Building



FRONT ELEVATION.

SCALE $\frac{1}{8}" = 1'$

**Application for Variance/Appeal
Community Development and Planning Department**

Fee: \$300.00

Address & Legal Description of Property:

Kinchen Funeral Home

1011 N St Antoine St

Lafayette, LA 70501

OFFICE USE ONLY

Date of Application:

12/6/2022

Proposed BOZA Meeting Date:

1/12/2023

Received by: AL

Owner: Eric M Singleton

Address: 1011 N St Antoine St

City: Lafayette **State:** LA **Zip Code:** 70501

Telephone: 3372351193 **Fax:** 3372352189

Email Address: kinchenfh1@gmail.com

Applicant: Kinchen Funeral Home, Inc Eric M Singleton

Address: 1011 N St Antoine St

City: Lafayette **State:** LA **Zip Code:** 70501

Telephone: 3372351193 **Fax:** 3372352189

Email Address: kinchenfh1@gmail.com

Name of Agent: Eric M Singleton

Address: 1011 N St Antoine St

City: Lafayette **State:** LA **Zip Code:** 70501

Telephone: 3372351193 **Fax:** 3372352189

Email Address: kinchenfh1@gmail.com

1. Requested Variance/Appeal:

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

Article 2 Districts 89-14 Commercial Mixed (b) 5 & 6

Article 3 Development Standards 89-36 Landscaping Buffers and Screening (d) & (g)(3)

2. Reason and justification for Variance/Appeal:

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

Due to the environment in which we live and the constant changes we are facing with this pandemic we think that we need a better management of the way people come into contact with one another.

Presently when one service ends and people are exiting the building it is done orderly, when two services or going on at the same time the halls become crowded and the chance for viral transmission s heighten.

So, we would like to have a covered exit to allow for easier exit flow and less conjection in our hallways and building

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that the statements on this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 4 day of December, 2022

Owner Eric M Singleton
(Print Name)

[Signature]
(Signature)

Applicant Eric M Singleton
(Print Name)

[Signature]
(Signature)